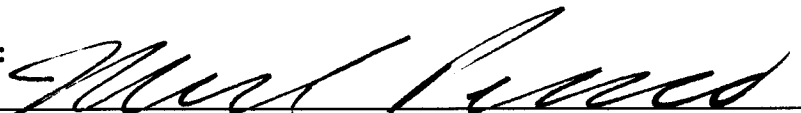


REPORT

DATE: June 1, 2006
TO: Regional Council
FROM: Hasan Ikhata, Director of Planning and Policy
SUBJECT: Regional Housing Needs Assessment (RHNA) proposed pilot program

EXECUTIVE DIRECTOR'S APPROVAL:



RECOMMENDED ACTION:

Proceed with the development of a Regional Housing Needs Assessment (RHNA) Pilot Program.

SUMMARY:

SCAG staff has been actively pursuing program changes to the Regional Housing Needs Assessment (RHNA) statute consistent with our obligations under the 2004 RHNA Settlement Agreement arising out of the litigation from the last RHNA cycle. Our focus, as reported and approved by the Community, Economic and Human Development Committee (CEHD) and Regional Council in 2005, has been to develop a policy based, rather than a statistically based RHNA program that emphasizes the use of improved local growth data and further identifies priority investment zones where incentives may be targeted to encourage additional housing development, i.e. Compass 2% Strategy areas identified locally. This approach, known as "20 year Housing Planning" by the state has been identified as the optimum way to proceed by the Secretary of Business, Transportation and Housing. This approach requires amendment to the existing RHNA statute.

SCAG is developing a pilot program as a framework for dealing with policy issues for the next RHNA cycle that will replace the existing RHNA statute for the required activities at the SCAG level. The RHNA Pilot Program has been the subject of several briefings to the CEHD Committee and three joint workshops involving all SCAG policy committees and the Regional Council. The CEHD policy committee unanimously recommended proceeding with the development of a Pilot RHNA program framework at its meeting last month

FISCAL IMPACT:

There is a no fiscal impact to continue the process of developing the RHNA Pilot Program.

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